



**FINE & COUNTRY**  
Kingswood

*10 Ballantyne Drive*  
Kingswood, Surrey KT20 6EA

## Property at a glance

- Contemporary Family Home
- South Facing Garden
- Five Bedrooms & Three Bathrooms
- Open Plan Kitchen/Breakfast Room
- Open Plan Living room/ Family Room
- Study & TV Room
- Integral Double Garage
- Generous Drive With Gated Access
- Underfloor Heating
- Garden Home Office/Gym

## Setting

This superb family home is situated in Kingswood village which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, Waterhouse Cafe, Coughlans bakery, hairdressers, beauticians, restaurants and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools.

In terms of transportation, Kingswood Station is within easy walking distance and provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south, providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

For golfers, there are four world-renowned golf clubs; Kingswood Golf and Country Club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

£1,495,000 Freehold

# 10 Ballantyne Drive

Located towards the end of this popular no-through road is this striking and contemporary family home. The property presents beautifully throughout after a complete overhaul and now offers close to 4000 sq ft including outbuildings.

The accommodation is laid out across two floors with modern living very much in mind throughout. A tiled hallway greets you upon entry and flows through to a large open plan kitchen/breakfast room to the rear. The hallway provides several coat cupboards as well as entry to the integral double garage whilst the kitchen/breakfast room offers a breakfast bar, dining area, a range of fitted units and appliances, bi-folding doors and a back door. A study and tv room/snug are situated to the front of the house whilst a large L-shaped living room sits to the rear with a galleried landing above, wood floors, a log burner and bi-folding doors to the garden. There is also a fifth double bedroom downstairs with access to a spacious bathroom/shower room.

The first floor offers four double bedrooms and two bathrooms. The principal suite is situated to the rear with a vaulted ceiling, a dressing room and an en-suite bathroom. There are three further bedrooms with a family bathroom offering Jack and Jill access.

Outside there is a level and secluded south facing garden to the rear with a slate paved entertaining terrace, a large oak framed gazebo currently used as an outdoor kitchen and a detached gym/home office with bi folding doors. The property is accessed through electric gates with a video entry phone system providing access to a spacious driveway with front areas of lawn and parking for numerous vehicles.

This wonderful property is within a short walk of Kingswood station and local shops and is also well placed for countryside walks.



# Ballantyne Drive, Kingswood, KT20

Approximate Area = 3113 sq ft / 289.1 sq m

Limited Use Area(s) = 48 sq ft / 4.4 sq m

Garage = 300 sq ft / 27.8 sq m

Outbuilding = 456 sq ft / 42.3 sq m

Total = 3917 sq ft / 363.8 sq m

For identification only - Not to scale

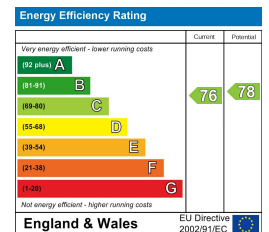


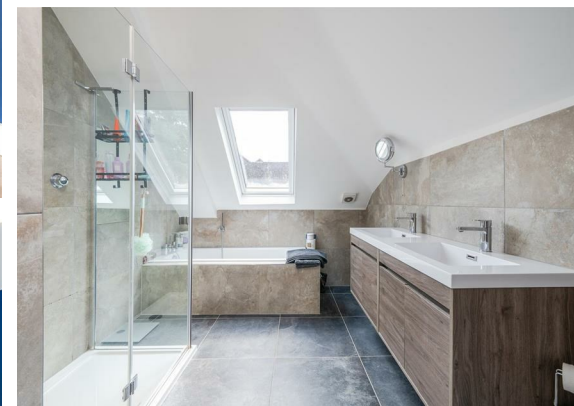
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Fine & Country. REF: 1140414

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.





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